

This Instrument Has Been Prepared By and Return to:

Robert J. Hutchins, Attorney
1515 International Parkway, Suite 2001
Lake Mary, Florida 32746

WARRANTY DEED

Parcel ID#: 5315-04-00-0806

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS INDENTURE, made this 3rd day of March, A.D., 2005, between

Nationwide Publishing Company, Inc., a Florida Corporation, whose post office address is 537
Deltona Blvd., Suite 100, Deltona, Florida 32725. Tax I.D. No.: [REDACTED]

party of the first part, to

Aslan Capital, LLC, a Florida Limited Liability Company, whose post office address is
537 Deltona Blvd., Suite 200, Deltona, Florida 32725. Tax I.D. No.: [REDACTED]

party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration, to her or him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her or his heirs and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia, State of Florida, to wit:

Unit 806, TOWERS GRANDE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 4665, Page(s) 2524 through 2641, inclusive, together with an undivided interest in the common elements, of the Public Records of Volusia County, Florida.

In accepting this conveyance, the party of the second part herein agrees to assume all the party of the first part's liability arising out of that certain Promissory Note to Pinnacle Bank, said Note being secured by a Mortgage on the subject lands to Pinnacle Bank dated July 28, 2004.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever, but subject always, however to the limitations set out above.

AND the party of the first part does hereby fully warrant the title to said land (but subject, however to the limitations set out above) and will defend the same against the lawful claims of all persons whomsoever except taxes and assessments for the current year and subsequent years, restrictions, limitations, covenants and easements of record, if any.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal.

WITNESSES AS TO D. SCOTT PLAKON

Witness: Amanda Pierce
Printed Name: Amanda Pierce

Witness: Shannon White
Printed Name: Shannon White

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 3rd day of March, 2005, by D. Scott Plakon as President of Nationwide Publishing Company, Inc., a Florida Corporation, on behalf of the Corporation. He is either: ☐ personally known to me or, ☐ has produced a driver's license as identification which was examined by me and acknowledged that he executed the foregoing instrument on behalf of the Corporation, with full authority.

Nationwide Publishing Company, Inc.

By: D. Scott Plakon, its President

SHANNON WHITE
Notary Public, State of Florida
My comm. exp. May 24, 2008
Comm. No. DD 322935

Shannon White
Signature of Notary Public

SHANNON White
(Print Notary Name)